| 040.0 | 0004 | 0015.A | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 998,800 / | 998,800 |
| USE VALUE: | 998,800 / | 998,800 |
| ASSESSED: | 998,800 / | 998,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 15 | -17 | AMHERST ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CASAZZA JOHN M & ROSEANN |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 17 AMHERST STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | COLLINS KATHLEEN A/TRUSTEE - |
| Owner 2: | CASAZZA FAMILY TRUST - |
| Street 1: | 17 AMHERST STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 3092 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 4950.000 | 539,300 | 4,700 | 454,800 | 998,800 |
| Total Card | 0.114 | 539,300 | 4,700 | 454,800 | 998,800 |
| Total Parcel | 0.114 | 539,300 | 4,700 | 454,800 | 998,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.03 | /Parcel: 323.0

**Legal Description**

**User Acct** 26992

**GIS Ref**

**GIS Ref**

Entered Lot Size

Total Land:

Land Unit Type:

**Insp Date** 11/07/18

!3320!

## PREVIOUS ASSESSMENT

Parcel ID 040.0-0004-0015.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 539,400 | 4700 | 4,950. | 454,800 | 998,900 | 998,900 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 410,600 | 4700 | 4,950. | 483,200 | 898,500 | 898,500 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 410,600 | 4700 | 4,950. | 352,500 | 767,800 | 767,800 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 384,200 | 4700 | 4,950. | 307,000 | 695,900 | 695,900 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 384,200 | 4700 | 4,950. | 261,500 | 650,400 | 650,400 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 341,000 | 4700 | 4,950. | 255,800 | 601,500 | 601,500 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 341,000 | 4700 | 4,950. | 210,300 | 556,000 | 556,000 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 355,300 | 4700 | 4,950. | 200,100 | 560,100 | 560,100 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 18:36:05 |

**LAST REV**

| Date | Time |
|---|---|
| 09/09/19 | 09:45:03 |

apro

**TAX DISTRICT**

**PAT ACCT.** 3320

## SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| COLLINS KATHLEE | 60608-414 | | 11/30/2012 | Convenience | 1 | No | No | | |
| CASAZZA JOHN M | 57039-129 | | 6/24/2011 | Convenience | 1 | No | No | | |
| COLLINS KATHLEE | 56965-579 | | 6/9/2011 | Convenience | 1 | No | No | | |
| CASAZZA JOHN M | 52070-143 | | 1/12/2009 | Family | 1 | No | No | | |
| COLLINS KATHLEE | 51992-495 | | 12/19/2008 | Family | 1 | No | No | | |
| CASAZZA JOHN M | 41312-264 | | 10/29/2003 | Family | 1 | No | No | | |
| WHITE AGNES B T | 41312-248 | | 10/29/2003 | Family | 1 | No | No | | |
| | 12854-254 | | 9/2/1975 | | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/12/2003 | 1048 | Porch | 7,500 | | | G6 | GR FY06 | replace porches wi |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/7/2018 | MEAS&NOTICE | HS | Hanne S |
| 1/9/2009 | Meas/Inspect | 345 | PATRIOT |
| 3/22/2000 | Inspected | 264 | PATRIOT |
| 2/29/2000 | Measured | 263 | PATRIOT |
| 11/1/1981 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 26992 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 4950 | | Sq. Ft. | Site | | 0 | 80. | 1.15 | 1 | | | | | | | | | 454,802 | | | | | | 454,800 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.11364 | Total SF/SM: | 4950 | Parcel LUC: | 104 | Two Family | Prime NB Desc: | ARLINGTON | |
| Total: | 454,802 | Spl Credit | | Total: | 454,800 | | | | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1922 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 40 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | 1 | Rating: | Good |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 0.92544591 |
| Const Adj.: | 0.98588204 |
| Adj $ / SQ: | 155.105 |
| Other Features: | 105800 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 732723 |
| Depreciation: | 193439 |
| Depreciated Total: | 539284 |

## COMMENTS

OF=BMT SINK.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 13 | BRs: | 4 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 2 | |
| 1 | 7 | 2 | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 2 | 13 | 4 | |

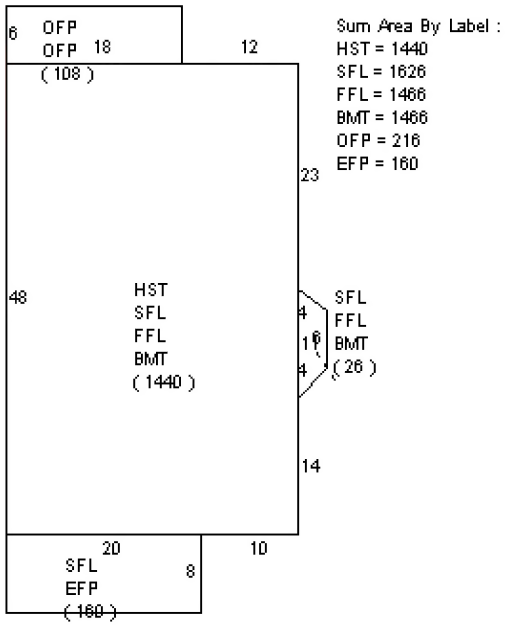
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 155.10 |
| Special Features: | 0 | Val/Su Net: | 95.38 |
| Final Total: | 539300 | Val/Su SzAd | 141.47 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,626 | 155.100 | 252,200 |
| BMT | Basement | 1,466 | 46.530 | 68,215 |
| FFL | First Floor | 1,466 | 155.100 | 227,383 |
| HST | Half Story | 720 | 93.060 | 67,005 |
| OFP | Open Porch | 216 | 23.800 | 5,140 |
| EFP | Enclos Porch | 160 | 43.620 | 6,979 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 5,654 | | | Total: | 626,922 |
| Size Ad | 3812 | Gross Are | 6374 | FinArea | 3092 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| HST | 100 | UNF | 100 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 040.0-0004-0015.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X20 | A | AV | 1922 | 21.94 | T | 40 | 104 | | | 4,700 | | | 4,700 |
| 2 | Frame Shed | D | Y | 1 | 6X8 | A | AV | 2016 | 0.00 | T | 2.4 | 104 | | | | | | |

| More: | N | Total Yard Items: | 4,700 | Total Special Featues: | | Total: | 4,700 |
|---|---|---|---|---|---|---|---|